They Are Buying Up Property in Cuba By the Thousands of Acres.

MILLIONS HAVE BEEN SPENT

Large Tracts Bought Up Cheap. Government Lands and Timber Properties.

By Frank G. Carpenter.

(Special Correspondence of The Times-Dispatch.)

SANTIAGO, CUBA, August 30.—Since cur war with Spain more than thirteen thousand Americans have bought lands in Cuba, and their purchases amount to over fifty million dollars. There are seven thousand American tilles registered to the previous of Piperto Pilicipe alone. in the province of Puerto Principe alone, at a purchase value of twenty-eight millions, and estates are being bought in large tracts in nearly every part of the Island. It is said that seven-eighths of the Island, in the Sancti Spiritus district of Santa Clara, is now owned by Americans, and a large number of important purchases have been made about Clenfuegos. Great tracts are being bought along the northern coast, and millions of dollars' worth of real estate, in and about Havana, has gone into Americanhands. Some of this property has changed owners several times, but the greater part of it is still in large tracts awaiting development or colonization by small farmers. in the province of Puerto Principe alone

Americans Own Vast Estates

Americans Own Vast Estates
Indeed, nearly all the sales so far made
are in thousands of acres. The eastern
part of the Island, where most of the
sales have been made, is divided up into
large tracts, the holdings ranging all the
way from one thousand to seventy-flive
thousand acres or more. Some of these
estates have been in the hands of families
for generations, and, when sold, they
must go as a whole. The Cuban, who
has ten thousand acres, does not like to has ten thousand acres, does not like to sell a fifty-acre or even a five hundred-acre strip. He may be willing to sell five thousand acres, in order to get enough money to develop the remaining five thousand, but, as a rule, he wants to sell outright, and that for each or on short time. This has resulted in the American purchasers being syndicates or individuals of large means. I venture that ten thousand of the thirteen thousand purchases have been of this nature. Most of the transfers are for thousands of acres, and the average sale price represents a large sum. About Nipe Bay a tract of one hundred

About Nipe Bay a tract of one hundred and eighty thousand acres of some of the best lands of Cuba was bought five years ago by Mr. Hippolyte Dumois for himself and other parties connected with the United Fruit Company, of Boston. This has been divided, Mr. Dumois and his immediate associates taking forty thousand acres and the balance going to the Nipe Bay Company, an association of New England capitalists, which will invest millions in sugar mills and plantations. I have already described the bananan, pineapple, coffee, cacao, orange and signal plantations upon the Dumois purchase, which in full bearing I am fold will bring in something like a miliaion dollars a year.

In that same vicinity several other large tracts are for sale. They contain from forty to sixty thousand acres each, and must be bought as a whole, the large rate and the produce \$200 or \$200 and upward an acre per year. They say a farm of fifty acres in Cuba is worth more than one of two hundred clars to buy it. Once in the hands of American colonies. Private parties and syndicates are buying up estates of from 10,000 to 200,000 acres and dividing them up into they not send dividing them up into the present prices ranging from \$20 and upward per ration, but so far they have not been in seitence long enough to say that they will be lasting successes.

These colonizing companies present their lands to customers chiefly as tropical fruit growing propositions. They send such tracts can be made to produce \$200 or \$20 and upward an acre per year. They say a farm of fifty acres in Cuba lars to buy it. Once in the hands of American colonies. Privite parties and syndicates are said synding treats of from 10,000 to 200,000 acres and dividing them up into the present parties and synding them up into the present parties of from 10,000 to 200,000 acres and dividing them up into present parties of from 10,000 to 200, and eighty thousand acres of some of

In that same vicinity several other large tracts are for sale. They contain from forty to sixty thousand acres each, and must be bought as a whole, the largest requiring at least a half million dollars to buy it. Once in the hands of Americans, these lands may be divided into small tracts for colonists. If so, they will be sold from \$30 and upwards per acre, instead of \$10.

Big Tracts Cheap.

Big Tracts Cheap.

Indeed, about the only cheap land in Cuba is in large tracts. It is easier to buy a 10.000-acre farm than one of 200 acres, and in the New Cuba, which means the large territory opened up by the Cuban Railroad, almost everything is sold that way. Hundreds of Americans are quietly traveling over this island, picting up the desirable plots and holding them for speculation or further development. There are real estate agents in the cities who have such tracts for sale, and good lands can be bought in hig blocks at from \$1 an acre and upward. The same lands, when divided and colonized, will be worth \$30 or more peracte.

I have before me the lists of several

\$5 per acre. On the same page is a tract of 10,000 acres, including 2,000 acres of guinea grass, at \$4.50 per acre. The most of this tract is in woods, but its described as rich hand, suitable for sugar cane. On another page I see a tract of 56,000 acres offered at \$5 per acro, and one of \$11,000 acres at \$40,000. Further on is 2 tract of 9,000 acres at \$40,000. Further acre. This lies on the north coast and adjoins one of the best known of the American colonics, where lands are sold in fortly-acre tracts at \$50 per acre.

There is no doubt but that all good Cuban land will double in value in the near future, and some of it will be worth many times what it is now. I refer, of course, to undeveloped properties.

Government Lands.

course, to undeveloped properties Government Lands.

The government lands of Cuba include about a million and a quarter acres. They are mostly forests lands; some of

ders of Puerto Principe. The latter company will cut out the most valuable trees and ship them to the makers and thea use the land for grazing and sugar plaintations. It expects to establish a town upon its lands, and will divide a part of it into forty or lifty-acre tracts for sale to Americans. I understand that the price paid for the land was in the neighborhood of five delives peracre, or about \$125,000.

Cuba has large sreas of forests. Nearly the whole of the extern part is covered with woods. Nearly all the way from Camaguey to Santingo is through virgin forest. This is so on the branch line of the Cuba road from Alto Cedro to Nipe bay, and I understand that the forests extend back for many miles on both sides of that road.

These Cuban forests are rank and thick; the trees are large and bound together with vines. Nearly every one carries a machete in traveling through the woods, in order to cut his way from one place to another. The trees include mahogany, cedar, chony, walnut, majagua, celba, oak, pines, rosewood, legwood, cottonwood, lignum vitae and about thirty varieties of palms. There are also a large number of dyewoods and many

tonwood, lignum vitae and about thirty varieties of palms. There are also a larse number of dyewoods and many medicinal bushes and plants.

Much of the wood is good for furniture, and a Grand Rapids company has bought sixteen thousand acres and is about establishing a factory in the northern part of the island, to make furniture for the Cuban market. At present nearly everything of this kind is imported, and all home-made furniture is high priced.

American Colonies in Cuba.

The Cuba Road Colonies.

a low estimate yield 1205 per annum, and and set out in oranges and other tropical fruits even more.

His farm settlements combine the advantages of the Canadian and American farm home with those of the farm villages of Europe. The unit of division is the cabellerian rhirty-three and one-third acres. Each farm settlement consists of eight cabellerian in the form of a square, cut by two roads running at right angles to the middle of the square, and by additional lines bisecting the square and joining the centers. This makes eight triaty of the centers, the square which meet at the centre of the block. The idea is to have a square park in the centre and facing it the houses of the cight families which shall own the eight tracts of land. Each man's house will be on his own land, and at the same time his family will be close to those of his neighbors, affording



enormous.

Fortunes in Fruit.

I have before me a number of such

Big Tracts Cheap.

Indeed, about the only chean land in Cuba is in large tracts. It is easier to buy a 10,000-acre farm than one of 200 acres, and in the New Cuba, which means the large territory opened up by the Cuba na Rallroad, almost everything is sold that way. Hundreds of Americans are quietly traveling over this island, picking up the desirable plots and holding them for speculation or further development. There are real estate agents in the cities who have such tracts for sale, and good lands can be bought in big blocks at from \$1 an acre and upward. The same lands, when divided and colonized, will be worth \$30 or more per acre.

I have before me the lists of several of the American real estate agents, showing their properties and prices, I do not mention names, but merely quote some items to give a general idea of the prices asked. Here is a tract of 13,000 acres ain \$300 acres of cane on it. It is for sale at \$500 per acre. The most of this tract is in woods, but it is ger race. On the same page is a tract of 10,000 acres, including 2,000 acres of guinea grass, at \$4.50 per acre. The most of this tract is in woods, but it is described as rich land, suitable for sugar cane. On another page I see a tract of \$5,000 acres are land on the protect of 11,000 acres at \$40,000. Further on is 2 tract of 2,000 acres at \$40,000. Further on the 2,000 acres at \$40,000 acres at \$40,000 acres and \$40,000 acres at \$40,000 acres and \$40,000 acres at \$40,000 acres and \$40,000 acres and \$40,000 acres and \$40,000 acres and \$40,000 acres at \$40,000 acres at \$40,000 acres and \$40,000 acres at \$40,000 ac

lands should eventually be worth double that.

Another estimate which I have before me, taken from an article in the Marana Post, states that the cost of setting out forty acres of oranges, including the houses and other buildings, is \$8,000, and that a \$20,000 outlay will result in an excellent forty-acre grove at the end of five years. Such a grove, according to this, should produce, at one box to the tree, \$4,000 a year and when the grove reaches its maximum in the tenth year six boxes per tree or \$24,000 per annum. These are interesting figures, and even if divided by half they make orange growing attractive.

Profits in Colonizing.

the government lands of Cuba include about a million and a quitter acres. They are mostly forests binds; some of them have been rented and others discovered them have been rented and them have been rented and warrants lesued to the solders of the war of independence, will be accepted, while the make orange rowhing attractive.

Profits in Colonizing.

At the same that I wonder whether the make orange rowhing attractive the best-activertised colonies which is bacter to the hardest discovered the property blick, taking creation of the same of the best-activertised colonies which is bacter of the manner of the property blick, they save discovered the property blick that is not been the ground and foot, while granadillo, granaguey and perilla bring in from twesty-five to the property blick that is not been the ground and foot, while granadillo, granaguey and perilla bring in from twesty-five to the property blick that is not been the ground and foot, while granadillo, granaguey and perilla bring in from twesty-five to the property blick they have bought, at a liberial property blick they have bough

social intercourse. Nine units of this kind, forming nine farm settlements, will be joined together in another great square, at the centre of which is a town site. At the latter there will be a post-office, a school, a store and a blacksmith shop. Such a town would have seventy-two families tributary to it, and it would probably have telephonic connection with each little settlement. It would be large enough to support a doctor, and as there would be more than on hundred and afty school children in the different families there would be more than on hundred and afty school children in the different families more of the subordinate settlements would be more than a half a mile from the lown site the children could casily attend school offing to Sir William Van Horne's estimate such a farm of thirty-three acres is equal in its money-producing power to one of 300 acres in the United States, and it is about as much as one family can attend to without outside help. Those who wish more lands can buy additional units, the scheme being capable of indefinite expansion.

The plan is much liked here, and it

A Personal Investigation Needed.

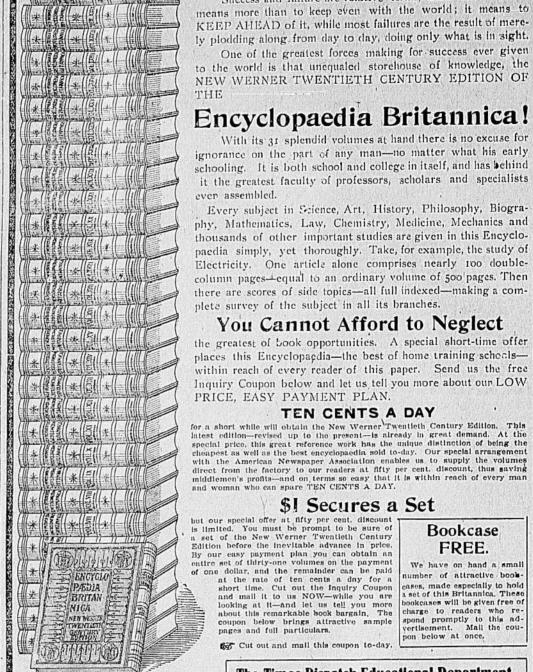
A Personal investigation Needed.

In closing this letter I urge that all would-be investors in Cuban lands to come to the island and look over the country themselves before making purchases. The opportunities for making money are enormous. Lands are bound to rise in value. The soil is amongst the most fertile of the world, and the island

Table 1

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neighborhoods present a deserted ap-pearance.

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8:00 P. M. Sewport News 1:22 A. M. Portsmouth 11:40 A. Morfolk 11:24 A. M. Portsmouth 11:40 A. Morfolk 11:25 M., 101 Point 10:00 P. M. Norfolk 1:26 P. M. M., Portsmouth 1:40 P. M. Norfolk 1:26 P. M., Portsmouth 1:40 P. M. Norfolk 1:26 P. M. M., Portsmouth 1:40 P. M. Norfolk 1:26 P. M. M., Portsmouth 1:40 P. M. Norfolk 1:26 P. M. M., Portsmouth 1:40 P. M. Norfolk 1:26 P. M. M., Portsmouth 1:40 P. M. Norfolk 1:26 P. M. M., Portsmouth 1:40 P. M. Norfolk 1:26 P. M. M. Local-P. Il Ronceverte: daily to Charlottesville and week days beyond.

8:10 P. M.-Local-P. Il Ronceverte: daily to Charlottesville and week days beyond.

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TRAINS ARILIVE LLOCAL—To Gladstone.

TRAINS ARILIVE LLOCAL—To Gladstone.

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A. M. daily, and 7:90 P. M. daily. and from
Newport News 8:90 P. M. daily.

From Cincinnati and West 7:50 A. M. daily
and 8:30 P. M. daily; Main Line Local 7:66 P.

St. week days from stations between Clifton
Totago and Charlotteaville; Gally from Charlotte and Charlotteaville; daily from Charlotte and Charlotteaville; daily from Charlotte and Charlotteaville; Gally from Charlotte and Charlotteaville; Gally from Char
James River Line Local from Clifton Forges. James River Line Local from Clifton Forge 35 P. M. dally; Gladstone Accom. 8:40 A. M.,

Ex. Sun,
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June 11-1905.

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12:10 P. M.-ROANOKE EXPRESS. For
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3:00 P. M.-OCESAN SHOUE LIMITED. Arrives Norfolk 2:50 P. M. Stops only at Petersburg, Wavely and Suffolk. Contects with
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12:20 P. M.-MENO GORLEANS SHORT LINE.
13:20 P. M.-MENO GORLEANS SHORT LINE. 1728 F. M.—For Norfolk and an successive State of the Construction pining Car.

9:39 P. M.—ST. LOUIS EXPRESS. Pullman leeper Petersburg to Roanoke and Roanoke to olumbus. Cafe Dining Car.

Trains arrive from the West 7:42 A. M., 2:06.

M. and 2:15 P. M.; from Norfolk 11:49 A. M. ad. 4:59 P. M.

Southern Railway SCHEDULE IN SFFECT MAY 28, 1905.

SCHEDULE IN SPEEZT MAY 28, 1905.

TRAINS LEAVE RICHMOND.

1:09 A. M.—Daily—Local for Charlotte, N. C.

2:30 P. M.—Daily—Local for Charlotte, N. C.

2:30 P. M.—Daily—Local for Charlotte, N. C.

Alanta and Hirmingham, New Orleans,

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6:00 P. M.—Ex. Sunday—Chase City Local.

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4:46 A. M.—Except Sunday—Local mixed for West Point.

TRAINS ARRIVE RICHMOND.

6:53 A. M. and 6:42 P. M.—From all the South.

stations.

9:26 A. M.—Daltimore and West Point.

16:46 A. M.—Daily—Except Sunday and Monday: 5:10 P. M., cally, except Sunday-From West Point.

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Trains Leave Richmond—Northward

4:15 A. M.—Daily—Byrd St. Through. 6:46 A. M.—Daily—Main St. Through. 7:26 A. M.—Week Days—Elba. Ashland Ac 8:40 A. M. - Dally - Byrd St. Through, Local 12:05 noon-Week Days-Byrd St. Through. 4:00 P. M.-Week Days-Byrd St. Fredericks

burg Accommodation.
5:05 P. M.—Dally—Main St. Through.
6:30 P. M.—Week Days—Elba. Ashland Ac-6:30 P. M.—Week Days—Elba. Ashland Accommodation.
8:36 P. M.—Daily—Byrd St. Through.
Trains Arrive Richmond—Southward.
6:40 A. M.—Week Days—Byrd St. Fredricks-burg Accommodation.
8:30 A. M.—Week Days—Byrd St. Fredricks-burg Accommodation.
8:35 A. M.—Daily—Byrd St. Through.
11:50 A. M.—Week Days—Byrd St. Through.
Local Stops.

According Stops.

2:14 P. M.—Dally—Main St. Through.

2:14 P. M.—Week Days—Elba. Ashland Accommodation.

7:15 P. M.—Dally—Byrd St. Through.

1:15 P. M.—Dally—Byrd St. Through.

1:16 P. M.—Dally—Byrd St. Through.

Stops.

9:50 P. M.—Dally—Main St. Through
NOTE—Pullman Sleeping or Parior Cars on
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9:20 P. M.-Seaboard Fast Mail-Savannah,
Jacksonville, Atlanta and Savannah,
9:00 P. M.-Seaboard Express—Savannah, Jacksonville, Atlanta and Southwest,
sonville, Atlanta and Southwest,
17 RAINS ARRIVE RICHMOND.
6:25 A. M.-From Florida, Atlanta and Southwest, west. -From Florida, Atlanta and South-

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12:10 P. M.—Petersburg and Norfolk.

13:00 P. M.—Petersburg and Norfolk.

14:10 P. M.—Petersburg Local.

14:10 P. M.—Gersburg Local.

15:55 P. M.—Gersburg Local.

15:55 P. M.—Petersburg Local.

15:50 P. M.—Petersburg Local.

11:30 P. M.—Petersburg Local.

11:30 P. M.—Petersburg Local.

TRAINS ARRIVE RICHMOND—DAILY.

11:50 P. M.—Petorsburg Local.

TRAINS ARRIVE RICHMOND—DAILY.

10:71 A. M.; 15:33 A. M.; *10:11

10:71 A. M.; 15:03 P. M.; 20:05 P. M.; 8:50

P. M.; 17:40 P. M.; 10:01 P. M.; 20:05 P. M.; 8:50

P. M.; 17:40 P. M.; 10:18 P. M.

*Except Sunday, **Sunday only,

Except Sunday, **Sunday only,

Except Sunday, **Sunday only,

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TIMBER AT SANTIAGO.